



Legislation Text

File #: 2018-R-42, **Version:** 1

MOTION TO ADOPT PROPOSED RESOLUTION 2018-R-42.

PROPOSED RESOLUTION 2018-R-42 IS A RESOLUTION OF THE CITY OF PEMBROKE PINES, FLORIDA, APPROVING THE STELLAR PEMBROKE PINES PLAT FOR THE APPROXIMATE 7.5 ACRES GENERALLY LOCATED SOUTH OF PINES BOULEVARD BETWEEN SW 184TH AVE. AND SW 186TH AVE., AS MORE PARTICULARLY DESCRIBED IN EXHIBIT "A"; RESTRICTING THE PROPERTY TO FIFTY-EIGHT (58) TOWNHOUSE UNITS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

1. Pulice Land Surveyors, Incorporated has submitted a plat application for the Stellar Pembroke Pines Plat, generally located south of Pines Boulevard, between SW 184 Avenue and SW 186 Avenue. The plat is proposed to be restricted to 58 townhouse units.

2. The existing zoning and land use plan designations of the surrounding properties are as follows:

North	Zoning: PUD (Planned Unit Development)	Land Use: Commercial
East	Zoning: B-3 (General Business)	Land Use: Commercial
South	Zoning: R-1C (Residential)	Land Use: Low 2 Residential.
West	Zoning: B-3 (General Business)	Land Use: Agricultural

3. Access to this property will be through an 80 foot access easement on the northeast corner of the property adjacent to Pines Boulevard.

4. There will be a 224' x 330' mitigation area on south side of the property. This area will also act as a bufferyard between the existing neighborhood (Estancia) and future development.

5. The City Commission at its May 3, 2000 meeting approved the +- 26 acre, 184th Plaza Plat (SUB 98-7), which included this property. The applicant at the time proposed developing the +-26 acre parcel into a +- 200,000 square foot shopping center. The applicant allowed the 184th Plaza Plat to expire prior to recordation. The properties within that expired plat were then subdivided and platted separately. The subject Stellar Pines parcel and the Skyrise Plaza property (to the east of Stellar) are the remaining vacant parcels within this former grouping.

6. On June 7, 2017, the City Commission adopted Ordinance 1873, approving the land use plan amendment for the Stellar property from Commercial to Irregular Residential 7.9 du/ac (PH 2016-03).

7. The City Commission at its October 3, 2018 meeting adopted Ordinance 1918 which rezoned a +- 5 Acre portion of the Stellar property (Parcel A) from B-3 (General Business) to TH-12 (Townhouse District) in order to develop townhouse units.

8. A municipal dedication for the Stellar Pines property is being heard concurrently at tonight's meeting on regular agenda.

9. The proposed plat is consistent with the underlying land use and zoning as approved by City Commission.

10. The Planning and Zoning Board at its August 9, 2018 meeting voted to transmit this application to the City Commission with a favorable recommendation subject to passage of the October 3, 2018 rezoning request and municipal dedication agreement.

11. Administration recommends approval of proposed resolution 2018-R-42.

FINANCIAL IMPACT DETAIL:

- a) **Initial Cost:** None.
- b) **Amount budgeted for this item in Account No:** Not Applicable.
- c) **Source of funding for difference, if not fully budgeted:** Not Applicable.
- d) **5 year projection of the operational cost of the project** Not Applicable.
- e) **Detail of additional staff requirements:** Not Applicable.